

### LAND AREA

**TOTAL AREA**  
2.70 ACRES  
117,441.50 SQ. FT.

### BUILDINGS

**BUILDING #3901**  
31,513 SQUARE FEET±  
35.4' HEIGHT±

### PARKING

**STANDARD**  
127  
**HANDICAPPED**  
5  
**TOTAL**  
132

## NOTES CORRESPONDING TO SCHEDULE B

- 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
- 10g. FORTY-FOOT (40') BUILDING SET BACK LINES AS SHOWN ON THE PLAT RECORDED IN **CABINET A, SLIDE 8872** OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. **AFFECTS, PLOTTED AS SHOWN**
- 10h. A SIX-FOOT (6') WIDE EASEMENT ALONG THE SOUTH AND SOUTHWEST SIDES OF THE PROPERTY FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT RECORDED IN **VOLUME 388-150, PAGE 71**, PLAT RECORDS OF TARRANT COUNTY, TEXAS AND AS SHOWN ON THE RE-PLAT RECORDED IN **CABINET A, SLIDE 8872** OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. **AFFECTS, PLOTTED AS SHOWN**
- 10i. A FIFTEEN-FOOT (15') WIDE UTILITY EASEMENT ALONG THE NORTH, NORTHWEST AND EAST SIDES OF THE PROPERTY AS SHOWN ON THE PLAT RECORDED IN **VOLUME 388-150, PAGE 71**, PLAT RECORDS OF TARRANT COUNTY, TEXAS AND AS SHOWN ON THE RE-PLAT RECORDED IN **CABINET A, SLIDE 8872** OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. **AFFECTS, PLOTTED AS SHOWN**
- 10j. A TWENTY-FOOT (20') WIDE WATER, SANITARY SEWER AND DRAINAGE EASEMENT ALONG THE NORTHWEST SIDE OF THE PROPERTY AS SHOWN ON THE PLAT RECORDED IN **CABINET A, SLIDE 8872** OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. **AFFECTS, PLOTTED AS SHOWN**
- 10k. A FIFTEEN-FOOT (15') RIGHT-OF-WAY DEDICATION ALONG THE NORTHWEST SIDE OF THE PROPERTY AS SHOWN ON THE PLAT RECORDED IN **CABINET A, SLIDE 8872** OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. **AFFECTS, PLOTTED AS SHOWN**
- 10l. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: ENTITLED: EASEMENT AGREEMENT FOR ACCESS DATED: JANUARY 15, 2004 EXECUTED BY: 99 CENTS ONLY STORES TEXAS, INC., A DELAWARE CORPORATION RECORDING DATE: JANUARY 20, 2004 RECORDING NO.: UNDER CLERK'S **FILE NO. D204020753**, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, WHICH PROVIDES FOR, AMONG OTHER THINGS: PROVIDE FREE AND UNINTERRUPTED ACCESS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **AFFECTS, PLOTTED AS SHOWN**

- 10m. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: TXU ELECTRIC DELIVERY COMPANY PURPOSED: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: MARCH 9, 2007 RECORDING NO.: UNDER CLERK'S **FILE NO. D207084389**, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. AFFECTS: AS THEREIN DESCRIBED. **AFFECTS, PLOTTED AS SHOWN**

## TITLE LEGAL DESCRIPTION

BEING A 2.696 ACRE TRACT OF LAND SITUATED IN THE J. W. HAYNES SURVEY, ABSTRACT NUMBER 776, IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AND BEING ALL OF LOT 8, BLOCK 6-R OF WOODBRIAR ESTATES WEST, AN ADDITION TO THE CITY OF COLLEYVILLE ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8872 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (PRTCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR THE MOST WESTERLY CORNER OF SAID LOT 8 AND BEING LOCATED IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COLLEYVILLE BOULEVARD (STATE HIGHWAY NO. 26) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID COLLEYVILLE BOULEVARD (STATE HIGHWAY NO. 26) AS FOLLOWS:

NORTH 45°41'15" EAST A DISTANCE OF 186.79 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER NORTH 67°39'15" EAST A DISTANCE OF 27.82 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 8 AND BEING LOCATED IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CHEEK-SPARGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHEEK-SPARGER ROAD NORTH 89°37'20" EAST A DISTANCE OF 303.29 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 8 AND BEING THE NORTHWEST CORNER OF LOT 9, BLOCK 6-R OF SAID WOODBRIAR ESTATES WEST;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHEEK-SPARGER ROAD SOUTH 00°22'40" EAST A DISTANCE OF 302.51 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH EAST CORNER OF SAID LOT 8 AND BEING THE SOUTH WEST CORNER OF SAID LOT 9;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8 AS FOLLOWS;

SOUTH 89°25'00" WEST A DISTANCE OF 305.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 44°18'45" WEST A DISTANCE OF 227.18 FEET TO THE POINT OF BEGINNING.

THE LAND SHOWN IN THE SURVEY IS THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, GF. NO.: CTSW-280010240073-MM, EFFECTIVE DATE FEBRUARY 25, 2024 AT 8:00 AM, ISSUE DATE MARCH 20, 2024 AT 8:00 AM.

## SURVEYOR'S NOTES

- TITLE COMMITMENT BY: CHICAGO TITLE INSURANCE COMPANY COMPANY G.F. NUMBER: CTSW-280010240073-MM, EFFECTIVE: FEBRUARY 25, 2024 AT 8:00 AM ISSUED: MARCH 20, 2024 AT 8:00 AM.
- DATE OF FIELD SURVEY: 4/13/2024
- BASIS OF BEARING: THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEMS, NAD83 TEXAS NORTH CENTRAL ZONE (4202).
- PROPERTY HAS DIRECT ACCESS TO COLLEYVILLE BOULEVARD AND CHEEK SPARGER ROAD, DULY DEDICATED TO PUBLIC RIGHT OF WAYS.
- THERE WERE NOT ANY CEMETERIES OBSERVED ON THE DEPICTED PROPERTY AT TIME OF SURVEY.
- THERE WAS NOT EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK (AS NOTED HEREON).
- THERE WAS NOT EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND THERE WAS NOT EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK (AS NOTED HEREON).
- SURVEY PREPARED BY: ENRIQUE C. ELIZONDO 11153 WESTWOOD LOOP STE. 120, SAN ANTONIO, TX 78253 www.elizondoassociates.com

## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF SURVEY.

## ZONING INFORMATION

NO ZONING REPORT AT TIME OF SURVEY

## FEMA FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE "X", ZONE "X": DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NUMBER 480590 AND MAP NO. 48439C0210K, DATED 9/25/2009.

**EBI Consulting**  
ENVIRO BUSINESS, INC.  
21 B Street Burlington, MA 01803  
Tel: (781) 273-2500 | [atla@ebiconsulting.com](mailto:atla@ebiconsulting.com)

PREPARED BY:

SIGNED BY:



ENRIQUE C. ELIZONDO  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR DATE: 4/26/2024  
NO. 6386

CONTRACTOR PROJECT: 013394-PR

ALTA/NPS LAND TITLE SURVEY

CONDUCTED FOR: 99 CENTS ONLY STORES TEXAS, INC., A DELAWARE CORPORATION, CHICAGO TITLE INSURANCE COMPANY, A DELAWARE CORPORATION.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND TITLE SURVEYOR. JOINTLY ESTABLISHED AND ADOPTED BY AL AND NPS, AND INCLUDE THEREAS ALL NECESSARY INFORMATION AND DATA. DATE OF MAP: 4/26/2024. DATE OF SURVEY: 4/13/2024.

NO.	DESCRIPTION	SUBMITTAL	
		DATE	BY

OWNED BY SMT	DATE 4/26/2024
PREPARED BY ECE	DATE 4/26/2024
FILE NO. 6352	

PROJECT TITLE  
99 CENT ONLY STORES  
3901 COLLEYVILLE

PROJECT ADDRESS  
3901 COLLEYVILLE BOULEVARD  
COLLEYVILLE, TARRANT COUNTY  
TEXAS 76034

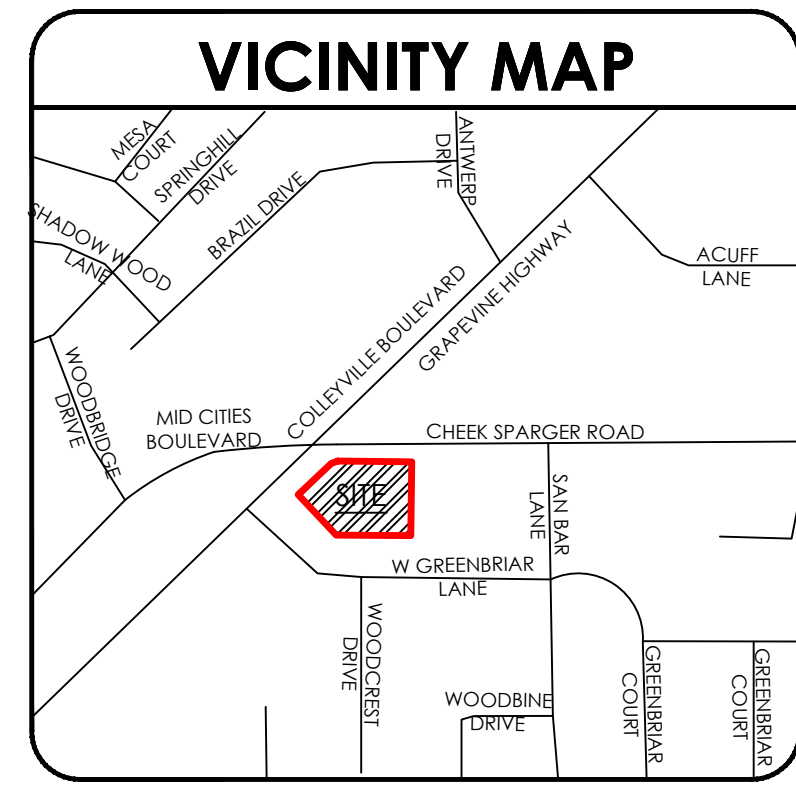
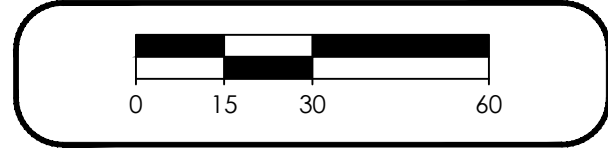
PROJECT NO. 013394-PR



**LEGEND**

- BOUNDARY LINE
- - - EASEMENT LINE
- - - ADJOINER LINE
- - - CENTER LINE
- - - BUILDING SETBACK LINE
- - - RIGHT OF WAY LINE
- - - OVERHEAD UTILITY LINE
- MONUMENT SET (AS NOTED)
- ◇ FIRE HYDRANT
- GAS METER
- MANHOLE
- TRAFFIC SIGNAL POLE
- WATER METER
- WATER VALVE
- CABLE BOX
- LIGHT POLE
- UTILITY POLE
- SIGN
- (R) RECORDED CALL
- (M) MEASURED CALL
- (CM) CONTROL MONUMENT
- BHL BUILDING HEIGHT LOCATION
- CONC. CONCRETE
- CENTERLINE SYMBOL
- ▨ COVERED AREA
- NO PARKING AREA

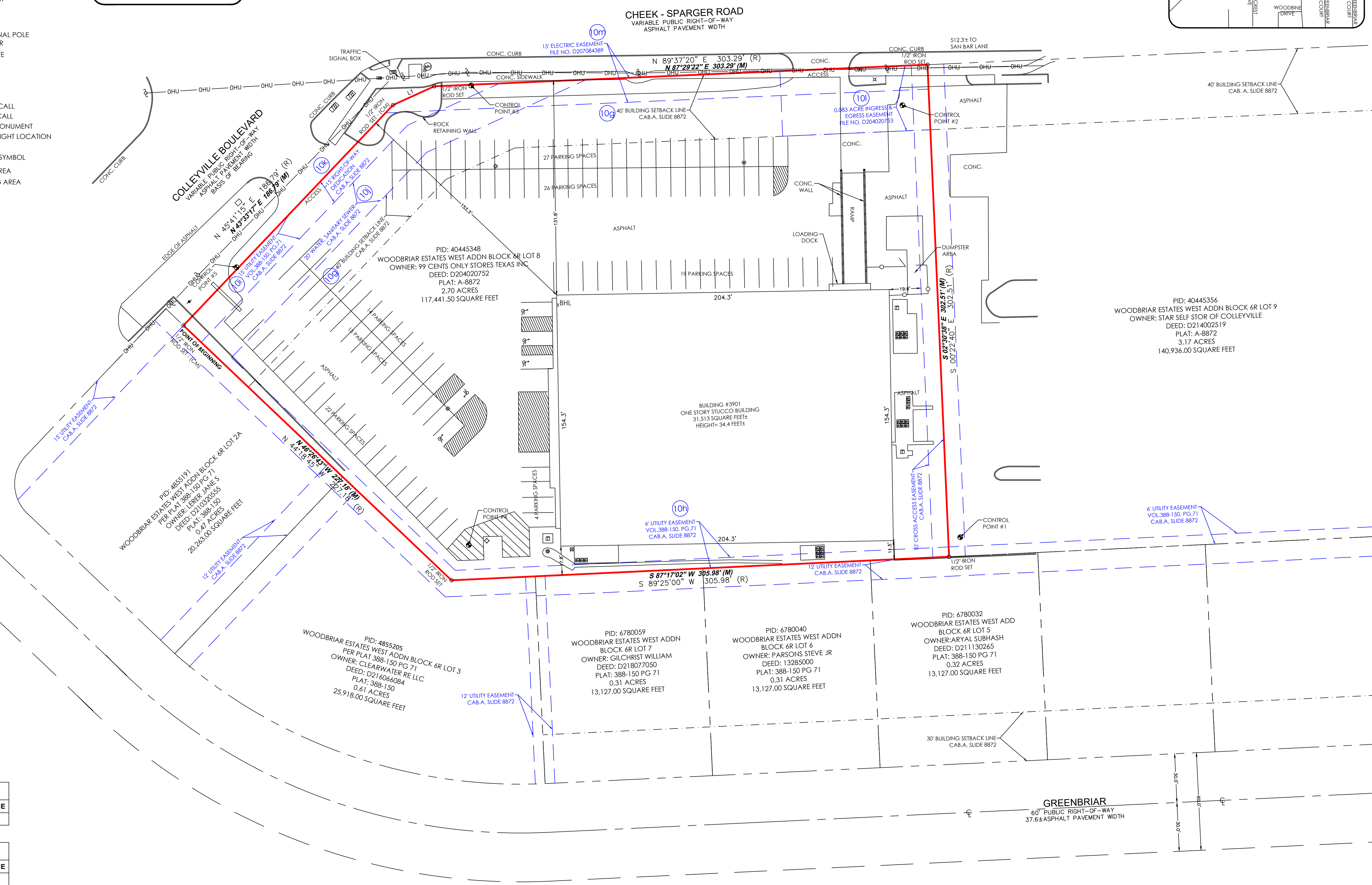
SCALE: 1" = 30'



**EBI Consulting**  
 ENVIRO BUSINESS, INC.  
 21 B Street | Burlington, MA 01803  
 Tel: (817) 273-2500 | [ata@ebiconsulting.com](mailto:ata@ebiconsulting.com)



CONTRACTOR PROJECT: 013394-PR



LINE #	BEARING	DISTANCE
L1	N65°31'17"E	27.82'

LINE #	BEARING	DISTANCE
L1	N67°39'15"E	27.82'

**ALTA/NPS LAND TITLE SURVEY**

NO.	DESCRIPTION	SUBMITTAL	
		DATE	BY

OWNED BY	SWMT
PREPARED BY	ECE
DATE	4/26/2024
FILE NO.	0552

PROJECT TITLE: 99 CENT ONLY STORES 3901 COLLEYVILLE

PROJECT NO: 013394-PR

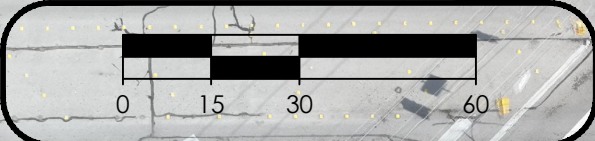
3901 COLLEYVILLE BOULEVARD  
 COLLEYVILLE, TARRANT COUNTY  
 TEXAS 76034



**LEGEND**

- BOUNDARY LINE
- - - EASEMENT LINE
- - - ADJOINER LINE
- - - CENTER LINE
- - - BUILDING SETBACK LINE
- - - RIGHT OF WAY LINE
- OHU OHU OVERHEAD UTILITY LINE
- MONUMENT SET (AS NOTED)
- ◇ FIRE HYDRANT
- ◇ GAS METER
- ⊕ MANHOLE
- ⊕ TRAFFIC BOX
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ CABLE BOX
- ⊕ LIGHT POLE
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- BHL BUILDING HEIGHT LOCATION
- CONC. CONCRETE
- ⊕ CENTERLINE SYMBOL
- ▨ COVERED AREA
- ▨ NO PARKING AREA

SCALE: 1" = 30'



**VICINITY MAP**



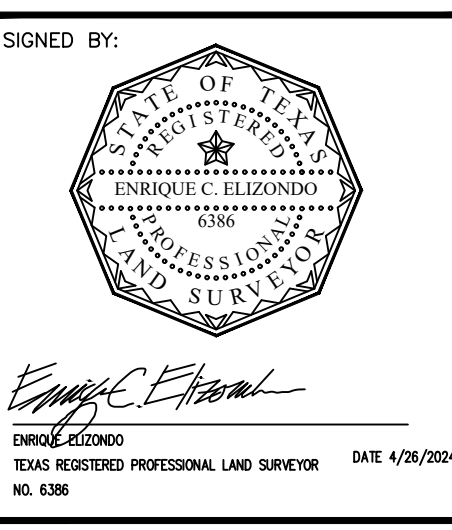
**LINE TABLE (M)**

LINE #	BEARING	DISTANCE
L1	N65°31'17"E	27.82'

**LINE TABLE (R)**

LINE #	BEARING	DISTANCE
L1	N67°39'15"E	27.82'

PREPARED BY:  
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CONTRACTOR PROJECT: 013394-PR

**ALTA/NPS LAND TITLE SURVEY**

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE ACCORDING TO THE PROVISIONS OF THE SURVEYING ACT, AND THAT THE SURVEYING AND THE LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDE ITEMS AS COMPLETED ON 02/22/2024, DATE OF MAY 4, 2024.

**SUBMITTAL**

NO.	DESCRIPTION	DATE	BY

OWNED BY: SWMT  
DRAWN BY: ECE  
DATE: 4/26/2024  
FILE NO: 0133

PROJECT TITLE:  
99 CENT ONLY STORES  
3901 COLLEYVILLE BOULEVARD  
COLLEYVILLE, TARRANT COUNTY  
TEXAS 76034

PROJECT NO: 013394-PR